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CITY OF WASCO

LAND USE ELEMENT 1988

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Section and Wildlife

Section Characteristics

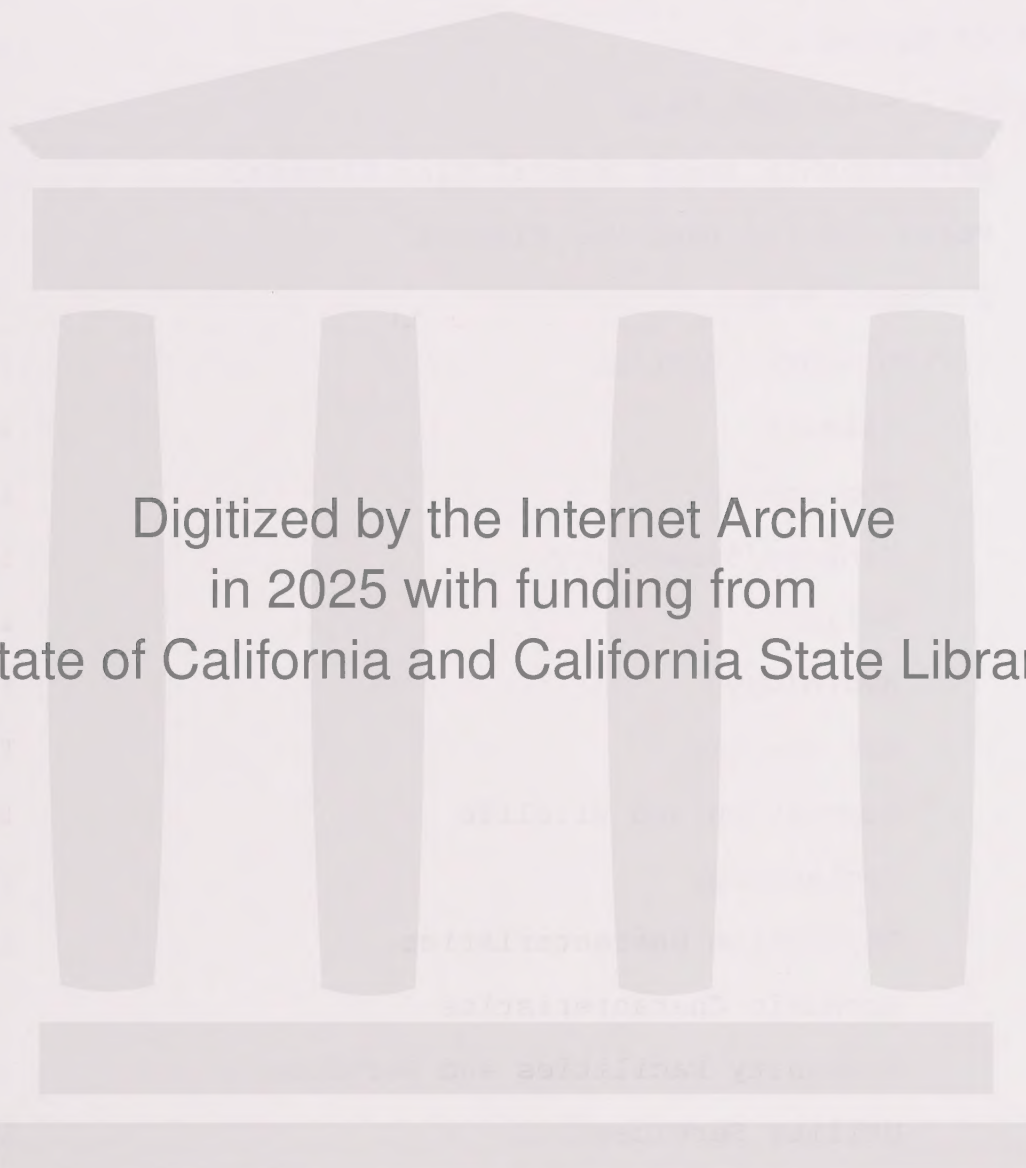
Section Characteristics

Community Facilities and Services

Utility Services

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1/10/2020

1.0 Introduction

The California Government Code, Sections 65300 and 65302, requires the planning agency and the legislative body of each local legislative jurisdiction in the State to adopt a long-term comprehensive general plan for the physical development of that jurisdiction. The plan must also include any land outside the jurisdiction's boundaries which the planning agency feels is vital to the development and planning of the jurisdiction. Seven general plan elements, containing development policies, diagrams, maps and a text setting forth goals, objectives, principles and plan proposals, are mandated by State law. These elements and their prescribed scope are summarized below:

* Land Use

Designates the general distribution and location of land to be used for residential, commercial, industrial, public and other uses. Includes statements regarding the population density and building intensity for each of the uses designated by the element.

* Circulation

Designates major and minor transportation routes, both proposed and existing, terminals and public utilities. The Circulation Element is directly related to the Land Use Element.

* Housing

Provides standards and plans for the improvement of existing housing and for the provision of new housing development for all economic segments of the population.

* Conservation

Provides for the comprehensive and long range conservation, preservation and utilization of natural resources, including water and its hydraulic forces, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.

* Open Space

Provides for the preservation of natural resources and provides adequate outdoor recreational opportunities to the public.

* Noise

Identifies noise levels generated from existing and proposed transportation systems including highways, freeways, public and private transit systems, airports and other noise generators.

* Safety

Provides policies and regulations for protection from fires and geologic hazards.

It should be noticed that agencies are free to adopt additional elements, according to the needs of the planning area, if such elements relate to the physical development of the jurisdiction.

1.1 Relationship Among General Plan Elements

The elements of the general plan are all, to some degree, related and interdependent, since together they provide the policy framework to direct development needs to serve people and their activities within a given political jurisdiction and its area of influence. It is very clear, for example, that there is an intimate relationship between

land use and circulation-accessibility affects settlement patterns upon the land, which in turn, affect traffic volumes and patterns of movement. There are also evident relationships between conservation of natural resources and open space, and between public safety in general and seismic safety in particular.

The separate mandatory elements are legally equal, since they are all required by State law, but they are not necessarily equal in environmental significance in impact on the locality. In an hierarchy of significance, land use and circulation can be defined as the most basic and fundamental general plan elements, since all other elements are in some way related to them.

1.2 Format of the Land Use Element

The Land Use Element of the Wasco General Plan, as presented herein, is intended to serve as a practical basis for local decision-makers continually confronted with the requirement to determine development and land utilization patterns in the City. Consistent with this objective, to facilitate Planning Commission, City

Council and general public understanding and utilization of this element, it is structured in accordance with the following outline:

1.0 Introduction

2.0 Conditions and Trends

3.0 Goals

4.0 Policies

Prefacing the Land Use Element, and constituting part of the introductory section of this document, is a general discussion of the overall planning area addressed in this element of the City of Wasco's general plan. Following this discussion, the textual components of the subject element are presented.

Finally, as a separate enclosure at the end of this document, a graphic depiction of the City's combined Land Use and Circulation Plan as presented herein is provided. This Plan, summarizing the effects of implementation of the City's adopted land use and circulation policies by illustrating desired relationships among future land use patterns and supportive circulation system components, may be

regarded as the "roadmap" to guide future local planning and development decisions to ensure attainment of accepted community goals.

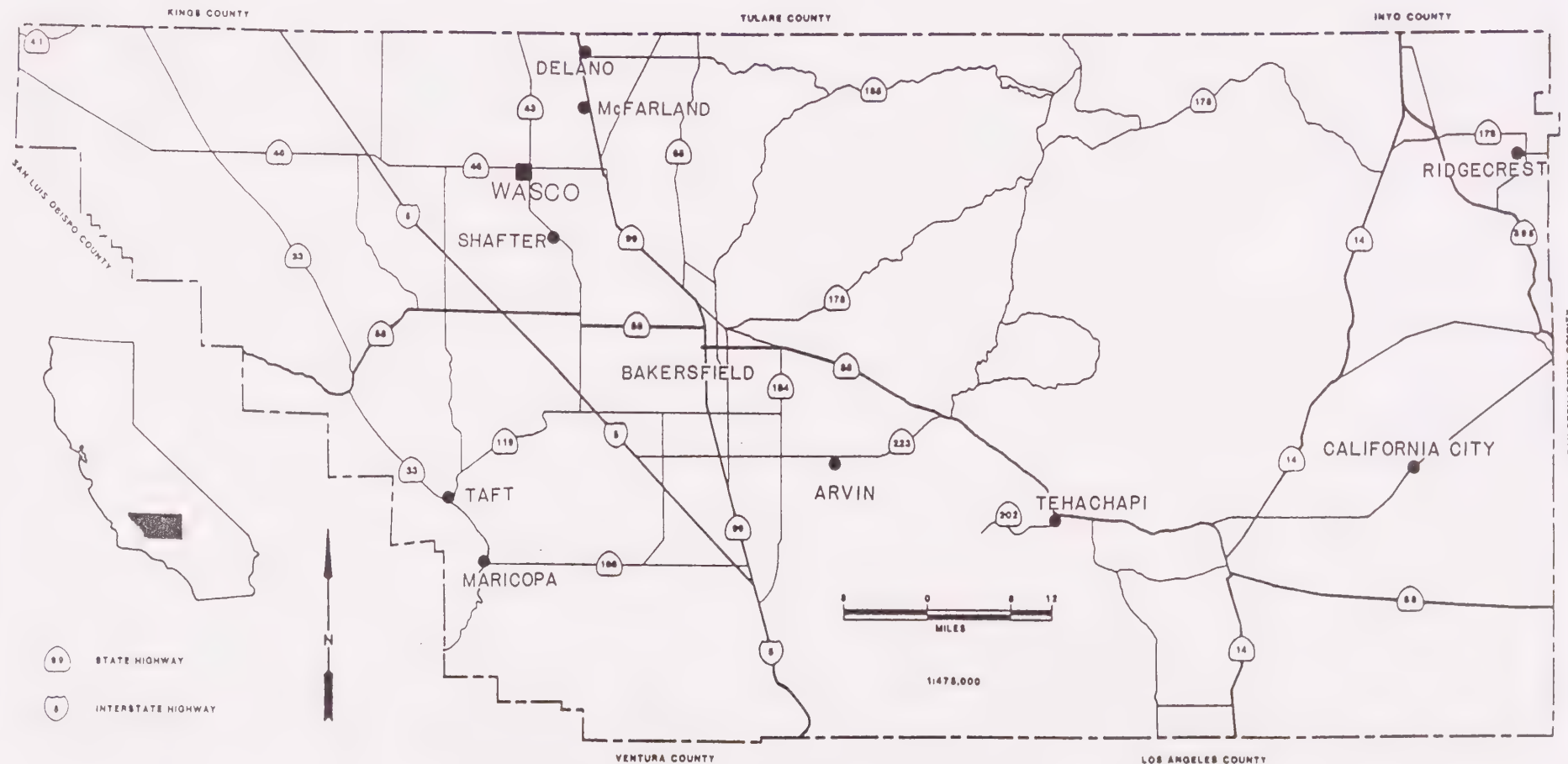
1.3 Planning Area

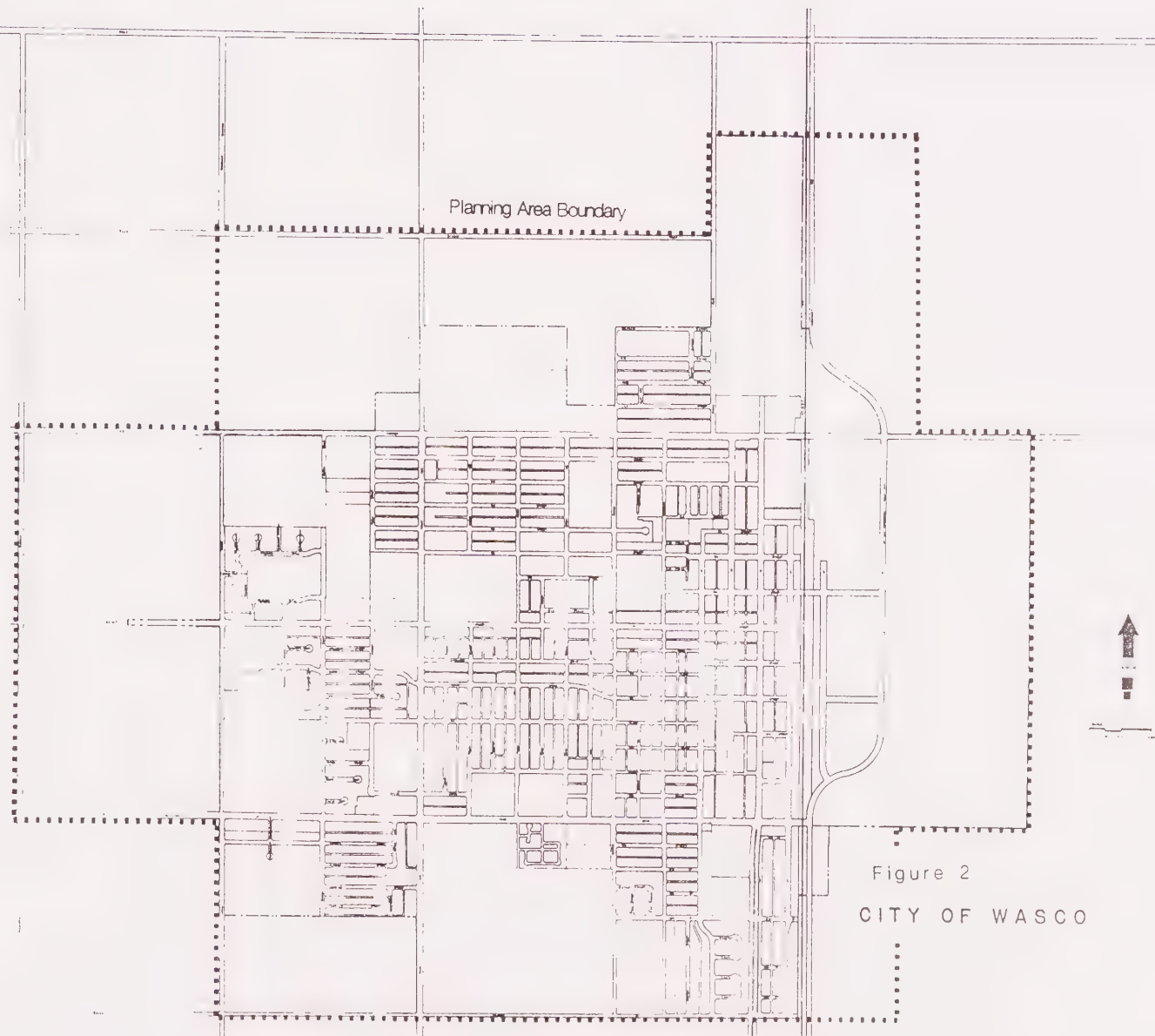
The City of Wasco is located in the south end of the San Joaquin Valley, approximately twenty seven miles northwest of the City of Bakersfield. (see Figure 1). Incorporated in 1945, the City has an estimated 1988 population of 11,146 residents and a combined incorporated City/urban fringe population of about 11,500. Situated in one of the most productive agricultural regions in the world, Wasco's economy is principally dependent upon agriculture and agriculturally-based industries.

The boundaries of the Planning Area for the Land Use and Circulation Elements of the City's General Plan are delineated in Figure 2. These boundaries do not extend beyond the sphere of influence boundaries established for the City by the Kern County Local Agency Formation Commission (LAFCO), which encompasses an area of approximately 16 square miles. Accordingly,

- WASCO -

REGIONAL LOCATION





the total Land Use Planning Area contains approximately 5.0 square miles.

1.4 Environmental Setting

* Climate

Wasco's climate is of the Mediterranean type characteristic of the San Joaquin Valley. Summers are hot, dry and nearly cloudless, while winters are cooler and humid. Wasco receives just over 6 inches of precipitation annually, 95 percent of which occurs between October and April. Over 100 days of temperature reaching 90 degrees Fahrenheit or more are experienced each year. Low reading average 33-34 degrees Fahrenheit in January and February.

This portion of the San Joaquin Valley is subject to dense fog during the months of December and January, and occasionally in early February. Primarily nocturnal, these fogs may persist for periods of ten or more days. The prevailing wind direction in this portion of Kern County is from northwest to southeast. However, from November through March, wind directions from southeast to northwest are also common.

Windspeeds are generally lowest in November and greatest in May and June.

* Topography

The topography of the Planning Area can be characterized as generally flat, with a gentle gradient (approximately five feet per mile) trending southeast to northwest. Elevations in the area range from approximately 340 feet above mean sea level (msl) just southeast of the City to about 310 feet above msl along Magnolia Avenue west of the City at the extreme edge of the planning area. The average elevation of the City is about 325 feet. The Sierra Nevada Mountains which are approximately 45 miles east of the City are the only notable topographic feature in the vicinity. Topography imposes no significant constraints on future development in the Planning Area.

* Geology/Seismicity

The City of Wasco is located in a portion of the Southern San Joaquin Valley which is subject to moderate to severe ground shaking in the event of movement along any one of several active faults within

a 50-mile radius. The California Division of Mines and Geology has assigned a modified mercalli rating of between VII and VIII to the area, which indicates a potential for damage to plaster and masonry structures during the occurrence of a major seismic event. The Pond-Poso Fault, which is located approximately ten miles northeast of Wasco, is the nearest known fault that has moved during the Holocene period (the last 11,000 years).

The Project Area is not subject to ground failures. However, the community is on the fringe of the area known as the Tulare-Wasco land subsidence area. Land subsidence in this geographical area is described as "deep subsidence" and is due to the extraction of ground water in excess of the net natural recharge. Wasco has not yet been significantly affected by this phenomenon.

* Soils

The characteristics of the soils found within the Planning Area are important in the determination of planning and development policies in two major aspects.

First, the capability of local soils to support intensive agricultural uses is a key to the viability of the community's historic economic base. Second, certain soil types may impose some limitations on structural development.

The United States Department of Agriculture, Soil Conservation Service, has identified and mapped individual soil series in the Wasco area. Each series is rated for its potential to support agricultural use and placed within a capability grouping ranging from I to VIII. In ascending order, the Roman numeral designations for capability groupings indicate progressively greater limitations on agriculture and narrower choices for practical use. Soils within the Planning Area fall within the first two capability groupings, which are summarized as follows:

TABLE 1

GENERAL DESCRIPTION OF

SOILS CAPABILITY GROUPINGS

I and II

Capability

Grouping	<u>Description of Agricultural Potential</u>
I	Very good land, with few or no limitations, deep, little or no slope, easy to cultivate, minimal erosion, good drainage.
II	Moderately good land that limits the choice of some plantings, slopes of two to eight percent, moderate conservation practices required.

Group I and Group II soils are considered to be prime agricultural soils, while Group III soils, with the application of proper reclamation practices and intensive management, can become prime agricultural soils in terms of production levels and values. Groups IV and below are considered to be generally unsuitable for intensive agricultural use.

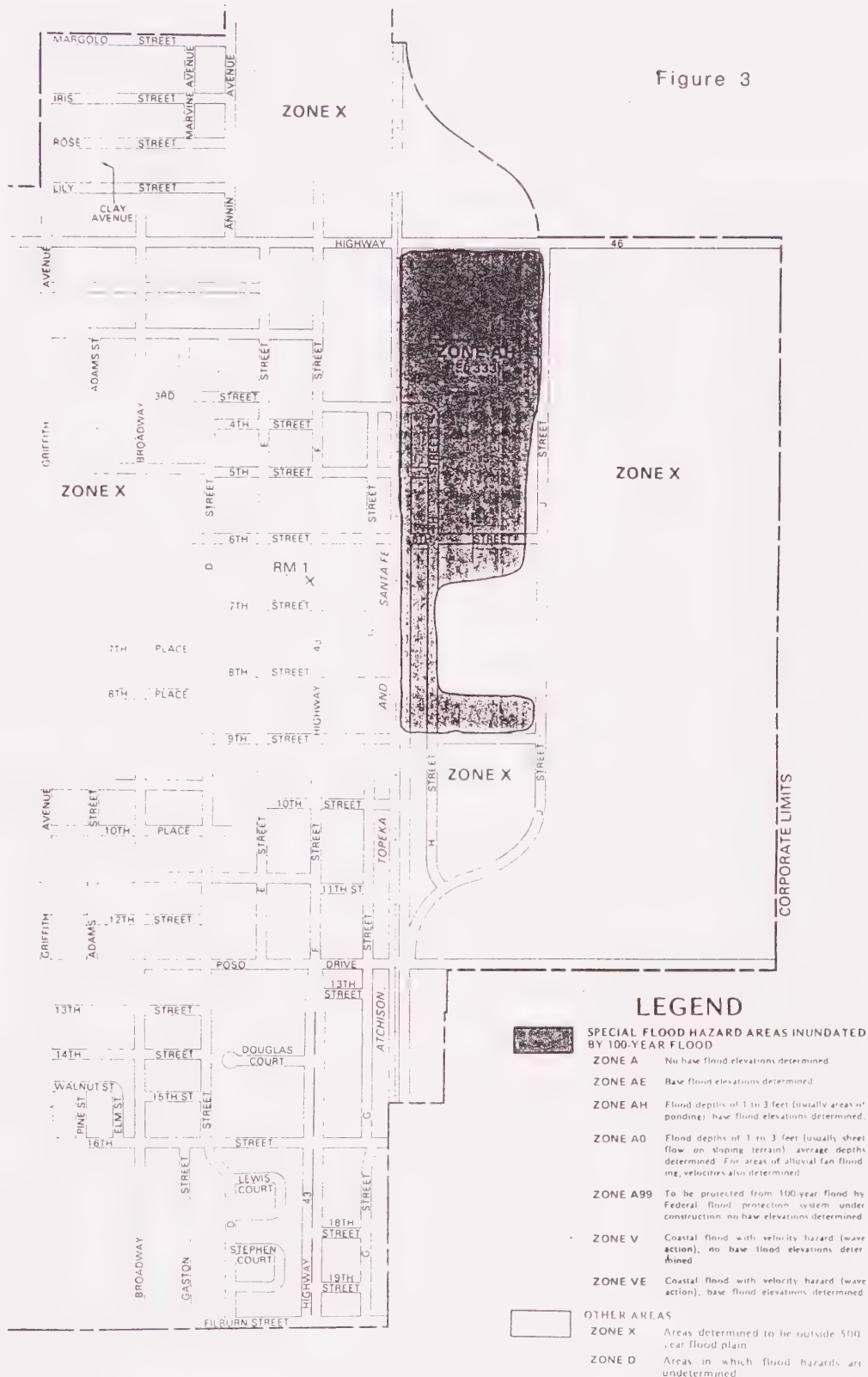
Almost all of the Soils in the Wasco Planning Area are Group I soils. Prime agricultural soils (Groups I and II) comprise 100 percent of the area. It should be noted, however, that much of this prime agricultural soil has already been developed to urban uses. The soils found in the Planning Area are not severely limited in their capability to support structural development.

* Hydrology

There are no natural creeks, streams, ponds, or lakes located in or adjacent to the City of Wasco, and the terrain slopes westerly with an average grade of 0.2 percent.

According to a study done by the Kern County Water Agency in June 1975, Wasco is not flood prone. However, localized ponding does occur from sheet flow during intense rainstorms. Figure 3 shows the area so prone from a 100-year storm as estimated by the National Flood Insurance Program (Panel No. 060085-0001-C). The area in which the flood zone is located consists of approximately 50 acres and is serviced by city storm drainage facilities.

Figure 3



The present average depth to groundwater is estimated to be approximately 270 feet, according to the 1983 infrastructure study completed by the City. The level has risen by approximately 20 feet over the past seven years. Average standing water level elevations for the City's domestic wells ranged from a low of 295.2 to a high of 305.6, according to Pacific Gas and Electric well logs recorded in 1982. In it considered to be a good mineral quality, and in most areas meets the criteria for drinking water.

* Air Quality

Air quality in the Wasco Planning Area is strongly influenced by regional factors. Currently Air quality readings indicate that Kern County exceeds the National Ambient Air Quality Standards on a significant number of days during the year. The major contributors of oxides of nitrogen and carbon monoxide are motor vehicles, and the oil industry which is located on the westside of Kern County, while agriculture is the primary contributor of particulate matter.

Because there are no local stationary sources which emit significant amounts of air pollutants, air quality in the Wasco area is affected primarily by local and regional nonstationary sources. It is not anticipated that substandard air quality will present any direct limitations on future development in the Planning Area.

* Vegetation and Wildlife

Vegetation in the Planning Area is dominated by urban landscaping and by intensive agricultural activities. The primary agricultural crops grown in the Wasco area include cotton, alfalfa, roses, oranges, lemons, almonds and grapes. Only relatively small segments of the region's native vegetation are still found in the Planning Area, primarily in vacant lots within the city limits, along field borders and in waste areas. Local residential development generally has an overstory of shade, fruit and ornamental trees, and an understory of lawns, flower gardens and vegetable gardens. The California Native Plant

Society's publication, Rare and Endangered Vascular Plants of California (1974), lists no species occurring within or near the vicinity of the Wasco Planning Area.

The limited diversity of animal species found in the Wasco urban area reflect the reduction in native species which has been caused by the almost total conversion of native habitat to urban and agricultural development. Mammalian species are generally limited to development-tolerant animals such as rabbits, mice, ground squirrels and other species which easily adapt to agricultural or urban environments. Larger animal species in the San Joaquin Valley survive principally in the few areas of native indigenous habitat, visiting the Wasco area and other urban/agricultural areas occasionally when food and water are scarce.

Bird species in the Wasco urban area are typical of those present in similar intensively developed agricultural and residential communities in the southern San Joaquin Valley. The diversity of bird species is, however, greater in urban residential areas

due to their overstory of shade trees than in agricultural habitats.

The California Fish and Game Commission has identified the blunt-nosed leopard lizard (Crotophytus silus), an endangered specie, and the San Joaquin Kit Fox (Vulpes macrotis mutia), a rare specie, as being potentially indigenous to the Project Area. However, no known sitings of either of these species has occurred in the Project Area.

* Archaeology

No known archaeological sites are located in the Wasco area. Urban development and agricultural activities have altered the original landscape, destroying surface evidence of any campsites or village sites. Since Wasco is not located near natural surface water sources or other resources that would have attracted Indians, it is of "low sensitivity" for archaeological resources. In addition, since all surface deposits are recent lacustrine alluvium, there is no likelihood that any significant paleontological resources are present or would be disturbed if

additional urbanization were to occur.

The present site of Wasco was originally a depot for the Atchison, Topeka & Santa Fe Railroad, which maintained the station under the name of Dewey. The depot, a store, a blacksmith shop and two saloons composed the town prior to the establishment of the Wasco Colony in 1907.

Wasco was established through the efforts of the Kern County Board of Trade, which was then interested in inducing immigration to Kern County. After the first settlers arrived in March, 1907, the potential of Wasco as a farming community became apparent, resulting in expansion in all directions. In 1910 Wasco's importance grew rapidly with the discovery of the Lost Hills oil field, which is located approximate 21 miles west of the Project Area. Over the years, however, farming has remained the staple of the economy and has expanded west from Wasco.

The structure located at 918 6th Street, which is owned by the Wasco Historical Society, has been declared an historical building by the City Council.

* Population Characteristics

The most recent census tabulation of population for the City of Wasco occurred in 1980. In that year, according to the Census, a total of 9,613 persons resided within the City's corporate boundaries.

Wasco's 1988 population was estimated by the State Department of Finance (SDF) as 11,146. Estimates of the population of Wasco's unincorporated urban fringe, when combined with the estimated population for the City, place the total Planning Area population at about 11,500. Table 2, summarizes the ethnic composition of Wasco's population.

Table 3 summarizes both historic population growth in the City of Wasco since 1950 and currently available projections of future population growth. Analysis of these figures indicates that Wasco has grown at an annual rate of approximately 2.5 percent since 1970. Over the same period, Kern County as a whole experienced an annual growth rate of about 3.1 percent. The population of the City of Wasco currently

represents approximately 2.2 percent of the total population of the County.

TABLE 2
ETHNIC GROUP DISTRIBUTION
IN POPULATION BY PERCENT
FOR CITY OF WASCO AND KERN COUNTY

<u>Ethnic Group Designation</u>	Percentage of Population: <u>Wasco</u>	Percentage of Population: <u>Kern County</u>
Mexican American	48.1	21.6
Caucasian	44.0	69.4
American Indian	0.6	0.6
Black	6.6	5.2
Oriental	0.6	1.1
Unknown	0.1	2.1

Source: Kern Council of Governments. -Kern Data 1987.

TABLE 3
HISTORIC AND PROJECTED POPULATION
CITY OF WASCO

<u>Year</u>	<u>Population</u>	
	1	
1950	5,592	
	1	
1960	6,841	
	1	
1970	8,269	
	1	
1980	9,613	
	2	
1988	11,146	
	3	
1990	12,200	
	3	4
1995	12,750	(13,200)
	3	4
2000	13,300	(14,200)

Sources: 1. U.S. Census of Population 1950, 1960, 1970
2. State Department of Finance, 1988
3. Projections by Kern Council of Governments
4. Projections by City of Wasco

For purposes of land use and circulation Element planning, the population projections set forth by the City of Wasco in Table 3 shall be utilized.

* Economic Characteristics

The economy of the City of Wasco is heavily based on agriculture and related industries. It was estimated in 1970 by the U.S. Department of the Census that 37.1 percent of the total local work force was employed in agriculture. By comparison, 4.4 percent was estimated as the share of the work force employed in wholesale or retail trade. However, by 1990 it is projected that only 30.3 percent of the work force will find agricultural employment opportunities available. This projected decline is attributable to increased mechanization of formerly labor-intensive agricultural activities, labor-saving production methods, less labor-intensive crops, conversion of agricultural land to urban and suburban uses and continuing diversification of the local economy. The requirement to diversify the local economic base into non-agricultural areas is underscored by this declining

employment trend, as well as by seasonal fluctuations in employment in Wasco. Because of the seasonal nature of current work opportunities in local agriculture and agriculturally dependent industries, employment in Wasco peaks during the summer and fall and declines during the winter. According to the 1980 Census, unemployment in Wasco stands at approximately seven and one half percent during the summer but at about fifteen percent during the rest of the year.

Although local retail commercial trade competes to some extent with the regional market captured principally by the Bakersfield metropolitan area, commercial activity in Wasco has historically exhibited reasonable stability. Table 4 summarizes eleven years of retail sales activity in the community. This information indicates a fairly constant, moderate real growth in sales captured by local retail outlets. The total number of retail commercial outlets in the community has also remained constant.

TABLE 4
AMOUNT OF TAXABLE RETAIL SALES
1977 TO 1987

<u>Year</u>	<u>Taxable Sales in \$1,000s</u>
1977	\$ 2,199
1978	2,341
1979	2,451
1980	2,778
1981	2,903
1982	3,856
1983	3,565
1984	4,128
1985	4,469
1986	4,307
1987	4,102

Source: State Board of Equalization

* Community Facilities and Services

Schools: The community is in the Wasco Union High District and the Wasco Union Elementary School District. In 1982 the Elementary School District installed several portable classroom units at Clemens School to accommodate the increased enrollment in the primary grades and is

expected to start construction on a new school within the forth coming year. Transferring of grade levels has also occurred in order to take advantage of unused capacity at Palm and Jefferson Schools. Both the high school and the junior high school serve the coterminous high school/elementary school district. There are also three private schools: St. John's, North Kern Christian, and Central Missionary Baptist. In addition the Kern County Superintendent of Schools operates the Wasco School for the Orthopedically Handicapped.

Parks and Recreation: There are currently approximately 265 total acres of parks and open space in the Wasco Planning Area. Comprising this total are 40 acres of developed parkland, 95 acres of land devoted to schools and about 130 acres of green or open space. Five schools provide recreational space totaling approximately 32 acres of green, dirt, and blacktop. The most recent addition to the City's recreation reserves is the

16 acre Westside Park northwest of the Beckes/7th Street intersection. This park is owned by the City and is leased to the Recreation District. It includes facilities for softball, soccer, football and passive recreation.

Government Facilities: Administrative services are provided from the City's combined City Hall and Sheriff Sub-station facility, located on the Northwest corner of Highway 43 and 8th Street. A branch of the Kern County library system operates at 7th Street and Broadway in the downtown core. The fire station is located on 7th Street between Beckes and Peters streets on the west side of the City.

* Utility Services

The Wasco Public Utilities District (WPUD) operates the water, and sewer/wastewater treatment facilities. The City of Wasco operates the storm drainage and solid waste removal systems. Electricity is supplied to the City by the Pacific Gas and Electric Company (P.G.&E.) while natural

gas services is provided by Southern California Gas Co. Telephone service is provided by Pacific Bell.

Water: The WPUD currently operates seven wells and supplies domestic water consumption at a rate of about 2,930 acre feet annually (1982). Per capita local water consumption is slightly in excess of 220 gallons per year. No significant problems in continuing to supply adequate levels of domestic water service to the Planning Area are foreseen by the WPUD.

Storm Drainage: Storm water drainage in the City is accomplished through a combination of surface and subsurface drainage facilities. The 100-year intensity storms which can occur may result in some localized ponding and stormwater accumulations on the east side (industrial area) of the city. However, the City is presently committed to a program of drainage system improvements, and it is not anticipated that

significant storm drainage problems will persist in the future.

Solid Waste Removal: The City of Wasco Public Works Department is responsible for the removal of solid waste locally. There are two residential collections each week, and commercial collections average two times weekly, excepting restaurants and grocery markets which are collected five times weekly. Waste is conveyed to a sanitary landfill site located ten miles southwest of the City on Scofield Avenue and, approximately one mile north of Lerdo Highway. The site is operated by Kern County and has an estimated remaining life in excess of 20 years.

Sewer/Wastewater Treatment Facilities: The WPUD currently operates a 2.0 mgd secondary treatment plant with trickling filters west of the urbanized portion of the community. The treatment plant and related disposal facilities occupy a site of approximately 800 acres. At present, the plant has adequate capacity to handle domestic

waste flows, both for current and projected population levels. The WPUD has just completed (1988) the construction of a new treatment facility which is now fully on line.

The main sewage collection lines in the City generally have sufficient capacity to accommodate any anticipated local population growth. It should be noted however, that substantial development to the north and to the east of the existing urbanized portion of the City would require major trunk line extensions.

Electricity/Natural Gas: Electricity is provided to the Planning Area by the Pacific Gas and Electric Company (P.G.&E.) while natural gas service is provided by Southern California Gas Company. Continued service to the area is not foreseen to be problematic beyond the extend to which overall demand for these utilities is increasing in the face of continuing constriction of source supplies.

Telephone: Pacific Bell supplies telephone service to the Wasco area. No difficulties in fulfilling demands for service are foreseen over the next two decades. Pacific Bell demands will expand the system on an as needed basis when growth requires system changes.

2

Definitions
And
Trends

2.0 Conditions and Trends

2.1 Residential Development

Historically residential development in Wasco has been predominantly single-family. At the time of the 1980 United States Census, single-family residences comprised 78 percent of the community's residential units, while multiple-family units totaled 19 percent. This predominance of single family, detached residences is a major contributing factor to the low density, "small town" character and quality of life presently enjoyed by Wasco's citizens.

Since 1960, however, there has been an increasing trend toward the construction of multiple-family housing in Wasco. The 1970 federal census indicated that 87 percent of all dwelling units in Wasco at that time were of the single-family detached type. Between 1970 and 1980, 303 new multiple-family units, or about 44 percent of all new housing units constructed in the City during that period, were built.

Accordingly, by 1980, the total proportion of single-family units in the City housing stock had been reduced by 9 percent. Of the total new housing units constructed between 1980 and 1987, the number of single-family and multiple-family units were approximately equal. This trend towards multiple-family housing construction in Wasco, as elsewhere, is principally attributable to the increasing cost of single-family housing and the growing inaccessibility of such housing to many economic segments of the community. Moreover, it is anticipated that this trend will continue. Given that past growth patterns continue, the Housing Element of the City's general plan projects that slightly more than 354 new housing units will be required to accommodate anticipated population growth by 1991. Of these new units, the City projects that approximately one half will be multiple-family.

In view of the foregoing, the City must inevitably confront the issue of how to provide for higher density, more economical residential development, while at the same time, assuring preservation of the quality of life presently enjoyed by local residents accustomed to the amenities and community characteristics associated with the current low density nature of the City's residential sector. The extent and distribution of future higher density development must be carefully planned to prevent adverse impacts on surrounding neighborhoods and the community as a whole.

The current distribution of types of residences throughout the City is generally typical of most valley agricultural communities. Residential development surrounds the City's Downtown retail and service commercial core, with the oldest portion of the City's housing stock closest to the downtown. Progressively newer

housing emanates outward from the central district to the City's western perimeter. Figures 4 & 5, which depict historical and existing land use patterns in the City, reflect the overall distribution of local residential types.

Figure 5 also reflects the proportion of low and medium density housing extant in the community. As this figure indicates, the older housing stock surrounding the downtown area and the housing adjacent to the railroad is a mix of low and medium densities. Similarly, the older housing stock located throughout the eastern portion of the community is also developed to a combination of low and medium densities. With the exception of several substantial multiple-family developments just west of Beckes Street and south of Poso Drive, residential development in the western portion of the City is basically all low density. In addition to the aforementioned units near Beckes Street, other significant concentrations of higher density residential use

Figure 4

EXHIBIT A

WASCO LAND USE ELEMENT

GENERAL PLAN AMENDMENT

APPROVED
CITY OF WASCO
PLANNING COMMISSION
Certified _____
Chairman

Date JUNE 4, 1977
Resolution No. 76-

ADOPTED
CITY OF WASCO
CITY COUNCIL
Certified _____
Mayor

Date SEP 20, 1977
Resolution No. 76-19

LEGEND

RESIDENTIAL

Single Family

Multi-Family

COMMERCIAL

INDUSTRIAL

OPEN SPACE RECREATION

PUBLIC QUASI-PUBLIC

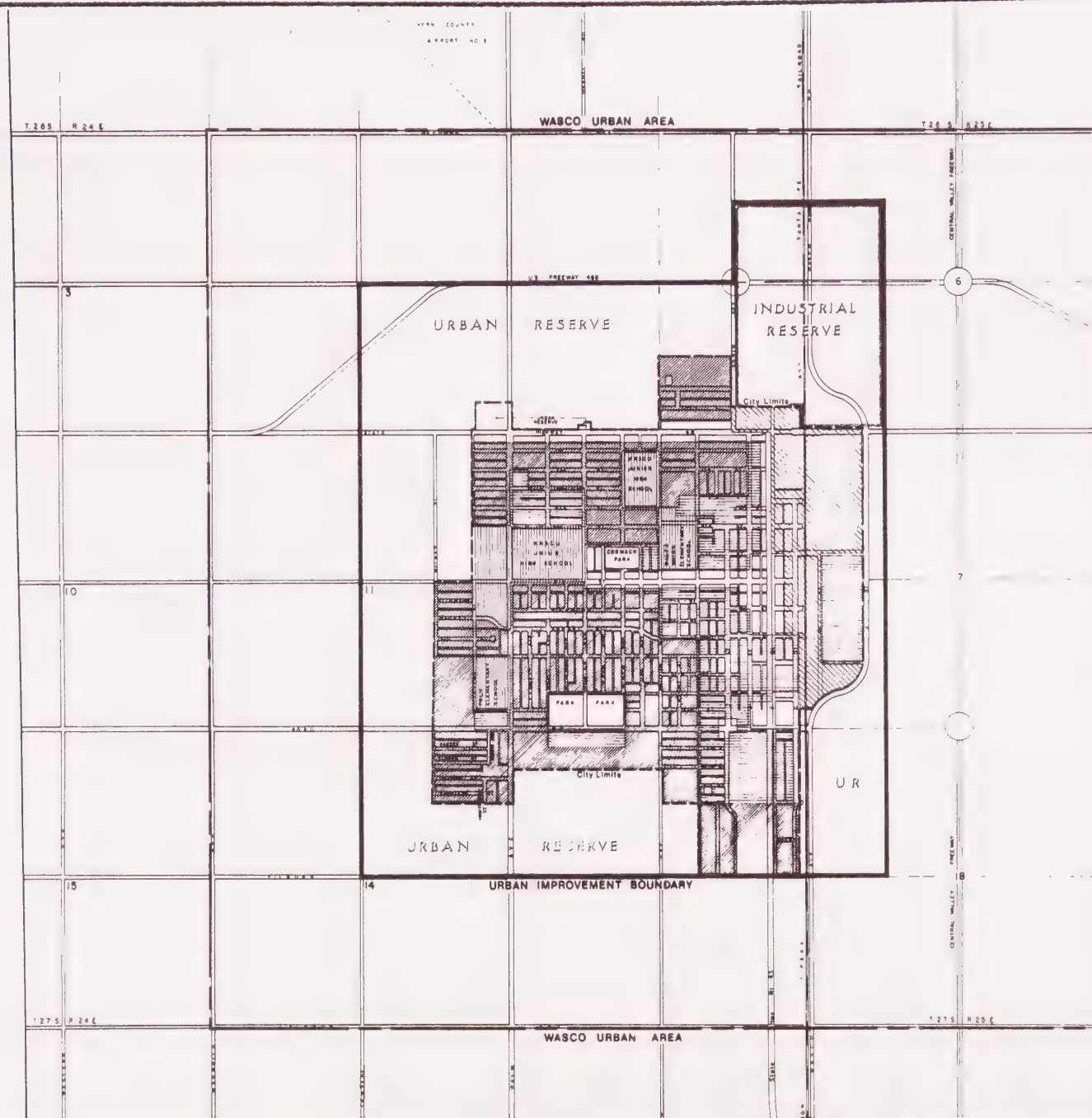


FIGURE 5

WASCO LAND USE ELEMENT

GENERAL PLAN AMENDMENT

APPROVED
CITY OF WASCO
PLANNING COMMISSION
Certified _____ Chairman
Date JUNE 14, 1977
Resolution No. 78-1

ADOPTED
CITY OF WASCO
CITY COUNCIL
Certified _____ Mayor
Date SEPT. 20, 1977
Resolution No. 78-53

LEGEND

RESIDENTIAL

Single Family
Multi-Family

COMMERCIAL

INDUSTRIAL

OPEN SPACE RECREATION

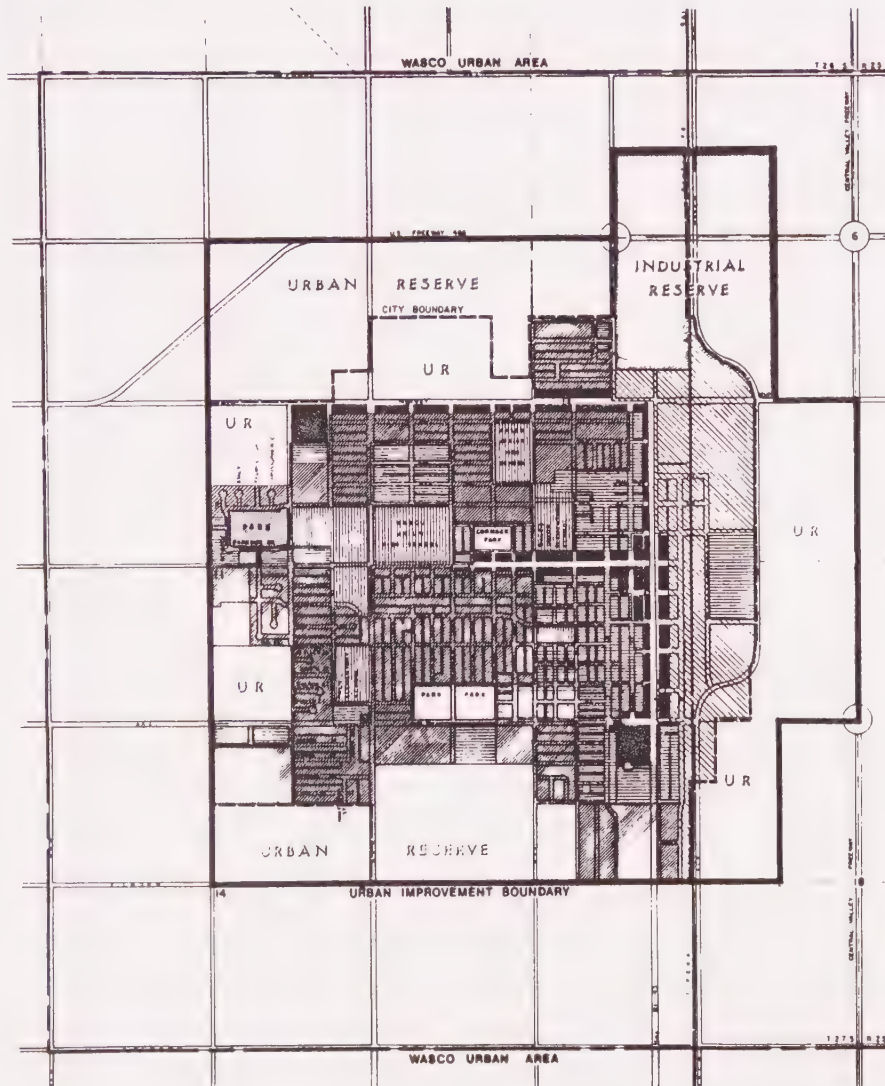
PUBLIC QUASI-PUBLIC



AMENDMENTS

NO.	PLANNING COMMISSION RESOLUTION NO. & DATE	CITY COUNCIL RESOLUTION NO. & DATE
1	77-1 Nov. 14, 1977	78-733 March 20, 1978
2	83-04 June 13, 1983	83-960 July 15, 1983

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are located near the Beckes and 7th Street intersection and in the E Street - 5th Street area and east of Westside Park. Other high density residential uses are scattered throughout the eastern and southern portions of the community.

Recent residential development in the City has been occurring principally in the western part of the community. Large amounts of subdividable land remain potentially available for residential development in the northwest and southwest sections of the community.

Construction of approximately 1,500 new housing units in the community entirely at R-1-6 densities would require a gross land area of about 400 acres. It is estimated that, at present, over 630 acres of vacant land suitable for residential development is available in the Planning Area. Excluding approximately 270 acres within the existing City limits, it is quite evident that adequate capacity for future residential development exists. Further, the City's housing

projections contemplate an even distribution of new housing units through 1991 between single-family and higher density development. Accordingly, it is not likely that overall average housing densities will equal, much less exceed, the R-1-6 level. In view of the foregoing, land availability poses no apparent constraint upon the development of residential capacity sufficient to meet projected population and market demands.

It should be noted that residential development in Wasco is not extending east of State Highway 43. This area is underlain by prime agricultural soils and is currently devoted to agriculture and related uses and is designated for industrial growth. Computations of potentially developable acreage for residential purposes within the Planning Area do not include any properties east of State Highway 43.

The City's 1963 general plan establishes two ranges of density for residential development, a low density range of three to five units per acre,

and a medium-to-high density range of six to fifteen units per acre.

There is presently no density range established for uses of greater intensity than fifteen units per acre, in spite of market pressures having resulted in development of some housing exceeding currently prescribed maximum densities. Given the current trend towards higher density housing construction, modification of current density standards is appropriate.

One final trend of significance should be noted. In conformance with the 1963 general plan, extensive areas of R-2 (Medium Density Residential Zone) and R-3 (High Density Residential) zoning were established in older, predominantly single-family, residential neighborhoods surrounding the downtown area and east of Palm Avenue between 2nd and 5th Street. This zoning was intended to provide for maintenance of these neighborhoods by creating an economic incentive for orderly transition for older, deteriorating

single-family housing to new multiple-family units. However, with the increasing cost of single-family housing prevalent in the last several years, the older homes in these neighborhoods have begun to assume a more prominent role in the local housing market as single-family residences affordable to certain economic segments of the community.

Consequently, conversion to higher density housing, in accordance with established zoning, has not taken place as rapidly as originally anticipated.

2.2 Commercial Development

Figure 4 also depicts the extent and distribution of commercial land uses in Wasco. As illustrated, there are three primary commercial centers in the community: Downtown, located along and adjacent to 7th Street between Griffith Avenue and G Street; and the strip developments along State Highways #46 and #43. Additional concentrations of commercial business and office

uses occur at other locations throughout the community, most notably a strip of predominantly service commercial uses on the east end of Poso Drive and a mix of retail commercial uses and professional offices along 7th Street from Griffith Avenue to Poplar Avenue. Minimal neighborhood commercial uses exist scattered throughout the community.

In terms of real dollars the level of commercial activity in Wasco may be characterized as declining using 1977 dollars, Table 4 shows that 1987 retail activity was 96.8% of what it was in 1977.

Over that same period of time, the City's population has increased by about 23 percent, indicating a moderate rate of decline in local per capita sales activity. Per capita sales in Wasco in 1977 totaled \$245 while in 1987 Per capita sales totaled about \$371; however when the 1987 figure is transposed into 1977 dollars the per capita sales figure is then \$193. It can be seen

then that in spite of a 21% increase in population there has been a 21 percent decrease in actual taxable sales. Wasco's 1987 estimated population of 11,040 represented roughly 2.2 percent of Kern County's total population. However, Wasco's share of County-wide taxable sales in 1987 represented only about 0.2 percent. This disparity illustrates the generally acknowledged fact that Wasco loses a substantial amount of potential trade and commercial activity to other nearby communities, particularly the Bakersfield metropolitan area less than 30 miles away.

In planning for new commercial development, the compatibility of commercial and residential land uses must be considered. Conditions generated by commercial land uses most often cited as undesirable to adjacent residential dwellers are traffic, noise and lighting. High intensity commercial activity may also produce odor, fumes and dust that could impact the quality of adjacent residential environments.

2.3 Industrial Development

Industrial development in Wasco is currently concentrated in a strip adjacent to the East of G Street south of Highway 46 and East of Annin Road North of Highway 46. The current industrial mix locally includes agricultural packing and processing facilities, a coal transfer station under construction) and the manufacturing or assembly of cabinets, and automotive repair facilities. The total industrial area set aside by the City, through zoning, currently amounts to about 570 acres, 260 of which are presently used for industrial purposes. An additional 140 acres of the Planning Area located outside the present City limits are set aside in the Wasco 1976 Land Use Element for future industrial use.

Historically, industrial growth in Wasco has taken place very gradually. Stabilization of current seasonal fluctuations in local employment, attributable to dependence of the work force on agricultural and ag-industrial employment by means

of additional non-agricultural industrial development, would necessitate the undertaking of an aggressive industrial promotion program by the community. The amount of available unused industrial acreage in both the City and Planning Area as a whole is more than sufficient to accommodate any reasonable predictable industrial expansion.

Pending determination of potential sewage treatment plant expansions, sewage capacity may be a constraint on future industrial development. Industries which characteristically consume large quantities of water may be required to pretreat industrial waste discharges prior to these waste flows being accepted into the WPUD's sewerage system.

The trend toward industrial use concentration in the east portion of the community is advantageous to Wasco in several respects. Excepting the Housing Authority and the Southeast corner of the city. Industrial uses in this area

neither encroach upon nor are themselves threatened by nearby residential neighborhoods; satisfactory vehicular and rail access are available; and the prevailing winds in the community minimize the potential of industrially-generated odors and noise adversely impacting the rest of the City.

The placement of industrial development is very important with respect to its relationship to adjacent land uses. The U.S. Supreme Court has determined that industrial developments are liable and can be forced to shut down if they are adversely affecting surrounding residential uses. The courts have not considered the fact that new residences were built and occupied adjacent to an established manufacturing plant as grounds for favorable consideration on industry's behalf. The City, then, has the responsibility of protecting its high-investment manufacturing uses from future encroachment by residential development, as well as protecting residents from the nuisances created

by industry. The thrust of the industrial policies set forth in this Land Use Element will be (through wise land use management) to assure protection for both industrial and residential land uses.

2.4 Community Facilities

Chapter 2 of this document describes the existing range of community facilities and services provided in the City of Wasco. Table 5 summarizes portions of this earlier discussion.

As discussed in Chapter 1, the Wasco Union Elementary School District has acquired a new school site to the west of the city and will start construction on a new school as soon as possible.

Utilizing the same land/population allocation formula upon which existing parks and recreational facilities are based, it is estimated that a total of approximately 71 acres of usable park/recreation space will be required in the community by the year 2000. This total represents about 31 acres more than are currently developed in the community.

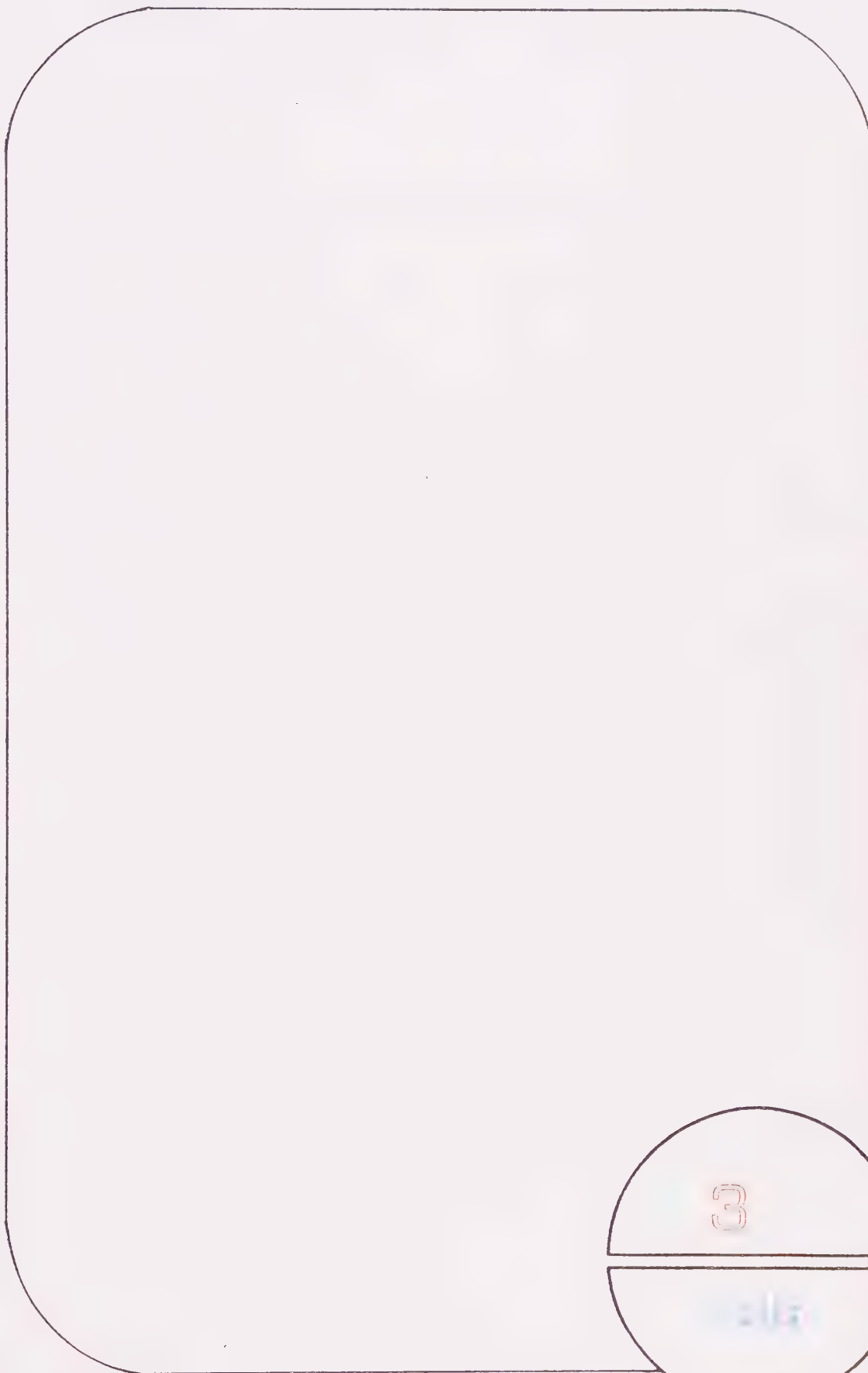
TABLE 5
COMMUNITY SERVICES IN CITY OF WASCO
BY SERVICE PROVIDER
1979

<u>Type of Service</u>	<u>Providing Agency</u>
Schools (K-8, inclusive)	Wasco Union Elem. School Dist.
Schools (9-12, inclusive)	Wasco Union High School District
Parks and Recreation	Wasco Parks & Recreation District
General Govt Services (zoning administration, planning, engineering, licensing & permits)	City of Wasco
Police	Kern County Sheriff's Dept.
Fire Protection	Kern County Fire Dept.
Street Maintenance	City of Wasco
Domestic Water Service	Wasco Public Utilities District
Storm Drainage	City of Wasco
Solid Waste Removal	City of Wasco
Sewer Service/Wastewater Treatment Plant	Wasco Public Utilities District
Electric	Pacific Gas and Electric Company
Telephone Service	Pacific Bell
Natural Gas	Southern Calif. Gas Company

In 1979 the City prepared a Civic Center Study as its facilities had become inadequate. Due to budgetary restraints and other factors none of the five ranked sites

for the Civic Center were chosen and instead the newly replaced fire station was rehabilitated and turned into a Civic Center. The acquisition of lands for public service use should be again contemplated as the current site is located on the east side of the city adjacent to the industrial sector and is isolated from the developing commercial areas.

In general, the framework for and structure of community services in Wasco is adequate to meet the current needs of the city, but the projected needs for the Planning Area population will require expansion and or relocation of public services.



3.0 Goals of the Land Use Element

The purpose of the Land Use Element of the General Plan is to serve as a guide to the orderly future development of the community. The Land Use Element designates the proposed general distribution, location and extent of utilization of land for housing, business, industry, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private land use. The Element also establishes standards of population density and building intensity for the Planning Area.

The following goals are established for the maintenance and development of land uses in the City of Wasco:

3.1 Maintain and enhance the "small town" character and quality of life in the community by providing through the planning process, for orderly growth and development patterns.

3.2 Improve the quality of the low density, single family character of the community's residential sector. Maintain the current overall density average of 0.52 housing units per acre. Building intensity should not exceed 13 units per acre for

low density residential development and 25 units per acre for medium density residential development. Overall population density should not exceed the current figure of 3,750 people per square mile.

3.3 Achieve and maintain a well-balanced land use pattern, ensuring compatibility among adjacent uses and satisfying the economic, social and environmental requirements of the community.

3.4 Provide for a stable and diverse economic base, strengthening the commercial sector of the community's economy with supplemental non-agricultural industrial employment opportunities.

3.5 Provide public facilities, infrastructure and services necessary to support residential, commercial and industrial uses. Through dispersion of intense land uses and/or development of arterial and collector roads improve the circulation patterns of the city. Locate most

intense uses (new) to those circulation systems which can best handle large traffic increases.

- 3.6 Coordinate land uses policies and planning decisions with Kern County, Local Agency Formation Commission, Kern Council of Governments and other public and private agencies as necessary and appropriate to ensure cooperative attainment of City land use goals.
- 3.7 Maintain a residential environment offering a variety of safe, sanitary and adequate housing opportunities to all socio-economic segments.
- 3.8 Encourage, through development policies, the conservation and preservation of irreplaceable natural resources, including prime agricultural land.
- 3.9 Encourage, through development of appropriate policies and standards, improvement of the community's overall aesthetic qualities.

4

Pollara

4.0 Policies Of the Land Use Element

To guide the orderly development of land uses in the community and ensure the establishment and maintenance of compatible land use relationships, the following policies are established:

4.1 The distribution and intensity of land uses in the community shall conform to the adopted Land Use and Circulation Plan Elements of the City of Wasco. Exhibits A-1 and B-1 are the adopted Land Use Plan and the Circulation Plan Maps. (Figures 6 & 7, pages 58 and 59).

4.2 New development in the community shall be sequential to ensure the orderly extension of municipal services and preservation of free circulation system flow. Infilling of existing vacant lands shall have priority over development of the perimeter of the community.

4.3 Provisions for variable housing densities shall be made to ensure development of housing accessible to all economic segments of the community. Residential development and uses shall be

CITY OF WASCO

LAND USE ELEMENT

FIGURE 6

LEGEND



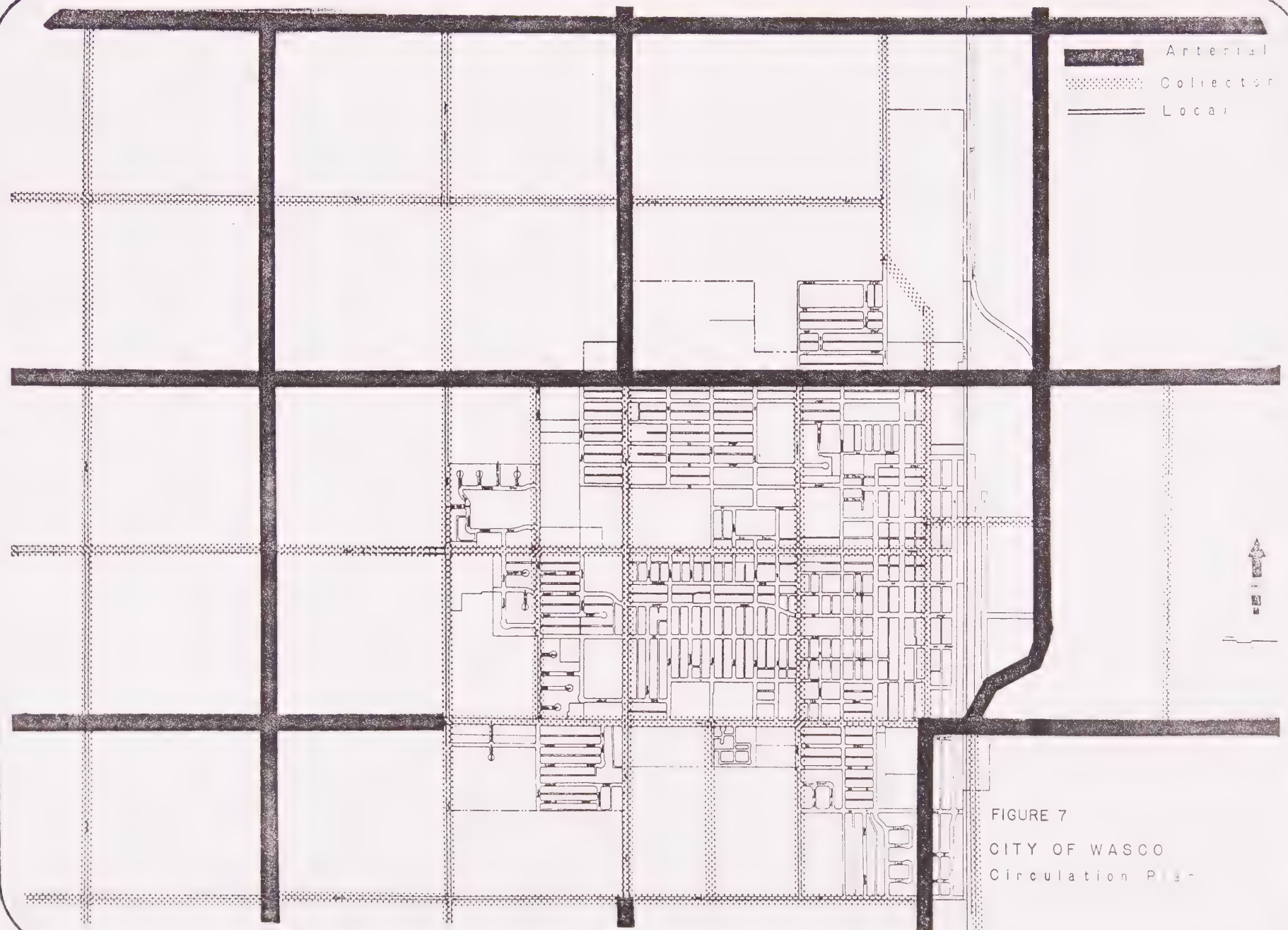


FIGURE 7
CITY OF WASCO
Circulation Plan

categorized according to the following densities:

<u>Density</u>	<u>Designation</u>	<u>Actual Density- Units/Gross Acre</u>
Low Density		1 to 13
Medium Density		14 to 25

The foregoing densities are intended to equate to net development densities of approximately one unit per six to ten thousand square feet for low density and one unit per one thousand five hundred square feet for medium density.

4.4 The concept of Specific Plans and/or Planned Unit Developments shall be encouraged for larger vacant parcels to ensure accommodation of trends toward maintaining residential density in the community without disrupting the City's existing single-family character and "small town" open space atmosphere.

4.5 Multiple-family residential development shall be adjacent to collector streets, as designated by the Land Use and Circulation Elements, and shall

generally be located adjacent to higher intensity uses rather than to nearby single-family residential development.

4.6 To the fullest extent practical, encroachment of higher intensity uses into residential neighborhoods shall be prevented. Such uses are acknowledged to be generally incompatible with low and medium density residential development.

4.7 The conservation of prime agricultural land for urban development shall be encouraged through the use of the following methods:

4.7.a Directing growth to the North and West of the existing city limits.

4.7.b Agricultural zones as given in the zoning ordinance shall be deemed as compatible with any General Plan Designation. Agricultural zones shall be utilized in order to ensure sequential development within the city. The purpose of this mechanism is to prevent premature development of

agricultural lands which are not within the city limits and which are not readily accessible to sewer, water and other public infrastructure.

4.8 Urban development shall not take place east of Section 8 Township 26 South Range 25 East M.D.B.&M. (1 mile east of Root Avenue), and South of Jackson Street (or Section 17, T26S., R.25E., MDB&M).

4.9 The community's retail commercial existing needs shall generally be satisfied by the three existing major commercial areas, specifically "downtown" (7th Street), along State Highway #46, and the State Highway #43 corridor. Significant future expansion cannot be accommodated by the downtown area or by the State Highway #43 corridor.

4.10 Neighborhood commercial uses should be limited in scope and distribution. Neighborhood commercial sites should be determined as necessary to conveniently serve sections of the community without ready access to other commercial

facilities, and neighborhood commercial uses should be confined to grocery, sundry and related "convenience" outlets. Such uses should be located at intersections of arterials and/or major collector streets and should not be located so as to hinder traffic movement or so that light, traffic or noise adversely impacts surrounding land uses. Neighborhood Commercial Zones are compatible with Residential Land Use designations.

4.11 Potentially adverse impacts generated by high-intensity service commercial uses shall be minimized through regulation of the location of such uses and through application of rigorous development standards.

4.12 The City shall encourage and provide for industrial development in its eastern portion.

4.13 Visual and aesthetic qualities shall be maintained and enhanced through the application of standards for landscaping, setbacks, signs, fencing and other characteristics of development.

4.14 Satisfaction of needs for park and recreation facilities through cooperative interagency sharing of School District, and Parks and Recreation District and other public facilities shall be encouraged.

4.15 New park facilities shall be provided to serve every sector of the city including south of Poso on the west and east sides of the city and north of Highway 46 east of Palm Avenue.

4.16 The cost of developing new park and recreational facilities required to serve anticipated population growth shall be borne to the fullest extent possible by the ultimate beneficiaries of these facilities; accordingly, a substantial portion of these costs shall be recovered at the time of residential development through land dedication.

4.17 New industrial growth should be concentrated adjacent to the railroad tracks, Highway 46 and "J" Street, in the areas designated for industrial

uses located in the northeastern and eastern fringes of the City.

4.18 The City shall implement the following programs:

- a) The City Zoning Ordinance shall be modified to provide for low and medium residential development densities as delineated in the Policies of this Land Use Element.
- b) The City's Zone Plan shall be modified to conform to the Land Use and Circulation Plan appended hereto.
- c) The Zoning Ordinance shall be reviewed and revised, as necessary, to incorporate development standards for commercial, industrial and residential development prescribing minimum levels of desirable landscaping, setbacks, signing and similar design-related characteristics.
- d) The City shall expeditiously review the advisability of adopting a "Quimby Act" ordinance, requiring subdivisions of land to be accompanied by dedication of property or,

alternatively, payment of in-lieu fees for the development of future parks and recreational open space.

e) The City shall require noise reduction systems to be included as a part of every new project developed within the city.

These systems include but are not limited to:

a) landscaping

b) berms

c) blockwalls and barriers

d) setbacks

f) Permit resource development within the industrial zones of the city.

g) New development (Industrial excluded) shall not be permitted in those areas of the city which are designated as being in a flood zone.

4.19 Building Intensity for each of the land use categories shall be as follows:

a) Low Density Residential-1 to 13 units per acre.

b) Medium Density Residential - 14 to 25
units per acre.

c) Open Space - No requirements except that
design shall be such as to maximize
landscaping and open space areas.

d) Public Facilities - No requirements except
that design shall be such as to maximize
landscaping and open space areas.

e) Commercial - Maximum of 17,500 square feet
of (ground floor) building per Gross Acre.

f) Industrial - Maximum of 26,250 square feet
of (ground floor) building per Gross Acre.

4.20 All land uses which utilize buildings, structures,
trees and/or plants within 2600 feet of the Wasco
airport or other public airfield shall be
designated on the Zoning Map as being in an
Airport Approach District and all appropriate
zoning requirements for same shall be required.

4.21 Any production, use and/or storage of large quantities of hazardous materials or wastes (natural resource extraction and automotive fuel excluded from use and storage requirements) shall be conducted on the east side of the current A.T.&S.F. railroad. Such facilities shall locate and operate in accordance with all pertinent requirements of an adopted Hazardous Waste Management Plan.

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